
Agenda Item: Public Hearing/Action: Vintage Hills Neighborhood Prairie Trail PUD Amendment
Report Date: December 22, 2016
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Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approve the request to rezone property owned by DRA Properties, LC to Business Park.

Project Summary:

DRA Properties LC is requesting an amendment to a portion of the Prairie Trail PUD. The location of the proposed PUD amendment is generally located in the southeast quadrant of the SW State Street and SW 11th St intersection.

The original Prairie Trail PUD and Master Plan document was approved in 2007. An amendment was approved in 2011 that designated the land use in this area as Residential Mixed Use Neighborhood. The proposed amendment includes revisions to the Prairie Trail Master Plan Land Use Plan to change the 2.36-acre subject area from Residential Mixed Use Neighborhood to Business Park. The intent of the request is to complete the business-oriented corridor along SW State Street in lieu of a very small amount of residential units either fronting or backing up to SW State Street.

The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property. 77.4% of property owners of land within 250' feet signed petitions; 56.7% of which is the subject property owner.

Public Hearing:

On December 20th, 2016, the Plan and Zoning Commission opened and continued a public hearing on the proposed Prairie Trail PUD Amendment. Rezoning signage was not posted prior to the public hearing on December 20th, therefore the Commission chose to ask the applicant to post the required signage for the January 3rd meeting and continue the public hearing.

There were no questions or concerns from the Commission or from the public on the rezoning request. A complete recap of the Staff presentation can be found in the minutes from the December 20th, 2016 meeting.

Summary:

The applicant has submitted the required petitions to initiate this rezoning process and there were not any questions or concerns brought up at the first portion of the public hearing. Therefore, staff is recommending that the Plan & Zoning Commission recommend City Council approve the request to rezone property owned by DRA Properties, LC to Business Park.